

Item 21 Replacement Cost New Appraisal of Infrastructure Improvements Located at the North Florida Fairgrounds and Letter of Support from the North Florida Fair Association for Future Redevelopment of the Fairgrounds Site (County Administration - Lillian Bennett) Commissioner Rackleff moved, seconded by Commissioner Proctor, to approve Options #1, #2, and # 3:

1. Accept staff report on the market appraisal of \$7.2 million for infrastructure replacement cost new of the Leon County Fairgrounds and the letter of support from the North Florida Fair Association for redevelopment of the Fairground property.

2. Direct staff to research potential sites for the relocation of the fairgrounds and recommend three (3) sites to the Board, with the consensus of the North Florida Fair Association Board of Directors. Direct staff to bring back alternative funding proposals based on the proposed sites.

3. Direct staff to begin preparing a comprehensive future use master plan of the fairgrounds property to include public input and to conduct a market appraisal of the land value based on future land use and bring back to the board for review and approval. Approve a budget amendment in the amount of \$55,000 from the General Fund Contingency to facilitate this action.

Commissioner Winchester made a substitute motion, seconded by Commissioner Thael, to direct staff to bring back a scope of work for a market study for the 142-acre North Florida Fairgrounds property to include the components of Options 1, 2 and 3, figure out what the demand is in the private sector and bring back recommendations to the Board. Once this occurs, we can potentially move forward with Options 1, 2 and 3.

Commissioner Sauls offered a friendly amendment, accepted by the maker of the motion, to approach the North Florida Fair Association for a relocation Site.

Commissioner Thael requested that neighbors be involved in the market feasibility study and that this be included in the motion. Chairman advised that this would be included in the motion.

Commoner Proctor recommended that when looking at the market study to consider the following:

- implementation of the Southern Strategy
- Wakulla County's proposal for its NE quadrant
- The opening of 5,000 homes a mile from the fairgrounds site in Southwood
- The widening of Crawfordville Road and the amount of traffic it will facilitate
- The future expansion, in the 5-year plan, to widen Tram Road from Capital Circle to Woodville Hwy; look at the future growth
- The 1500 acres being developed by FSU at Innovation Park
- The proposed 300-unit apartment complex at the old drive-in theater
- The 320-unit apartment complex at Calhoun St. and Putnam Rd.

(For further information on this item, please refer to the Clerk's minutes)

The substitute motion carried 7-0.

Staff: County Administration/Community Development/Public Works - Lillian Bennett/Gary Johnson/Tony Park